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SOURCE Magyar Kozlony.

LEASE OF DWELLINGS REGULATED IN HUNGARY

The following is a summary of Decree No 11 of the Hungarian Council of Ministers, of 24 March 1953, regulating the relationship between landlords and tenants of dwellings.

The landlord is authorized to terminate the lease of a dwelling if the tenant has been sentenced to a minimum of one year's imprisonment for felony against the state, if he fails to pay rent, if he behaves in an antisocial manner, if he damages the building or its installations, or if he hinders maintenance work. The tenant may appeal the notice of termination of the lease to the Juras court. The lease of a dwelling may also be terminated by the executive committee of the local council (hereinafter executive committee) in case the building is officially requisitioned. In this case the tenant is entitled to another dwelling or to cash compensation.

The landlord is authorized to inspect the dwelling to see that it is used with proper care and to prevent the removal of the tenant's personal property in case of nonpayment of rent. He is required to maintain the building and its installations in good order and to keep the building clean. If the tenants undertake to perform the above duties of the landlord, they are entitled to 20 percent reduction in rent.

If the tenant, with the consent of the landlord and the executive committee rebuilds or divides his dwelling, he is entitled to a reduction of up to 50 per cent in rent for a period not exceeding 15 years.

If the tenant is absent from his dwelling, he must procure a waiver from the executive committee authorizing him to retain his dwelling. Such waivers are usually issued for a period not exceeding one year or for the duration of military service or service or study abroad.

Violation of the provisions of the decree is punishable by imprisonment not exceeding 2 months and a maximum fine of 5,000 forints.

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CLASSIFICATION:

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